Schedule of Planning Applications – 22nd July 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
The following application/s are in a conservation area				
S1	**25/01125/HHFUL**	**Mr & Mrs Dee & Peter Williams** **19 St Anselm Place St Neots PE19 1AP** Adaptations to ground floor entrance and garage to form accessible bedroom with bathroom. Ramp to form access to new door.	**SUPPORT**	Members observed that there is no flood risk assessment and felt that there should be one. In keeping with locality. Minimum impact on neighbours.
S2	**25/01142/HHFUL**	**Sue Sutcliffe** **95 Crosshall Road Eaton Ford St Neots** Raise eaves and ridge height.	**SUPPORT**	In keeping with locality. Improves the property.
S3	**25/01149/FUL**	**Simon Warner – BT Plc** **Land Front Of 45 High Street St Neots** The proposed installation of 1no. BT Street Hub.	**OBJECT**	Effect on the conservation area, the High Street has recently undergone major improvements as part of St Neots Town Centre Improvement Project. Highway safety. Demonstrable harm to the amenity of the residents.
S4	**25/00703/FUL**	**Mr Gary Armiger - Arlia Broker Services Ltd trading as Coversure St Neots** **2B Church Street St Neots PE19 2BU** Change of use from residential (C3) to commercial office space (B1)	**SUPPORT**	Fits in with the local street scene. Minimal impact on neighbours.
S5	**25/01147/FUL**	**Simon Warner – BT PLC** **ATM At Phone Box The Market Square Market Square** The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s)	**OBJECT**	Effect on the conservation area, particularly the historic Market Square which has recently undergone major improvements as part of St Neots Town Centre Improvement Project. Risks obstructing pedestrian flow, particularly wheelchairs, scooters, push chairs and visually impaired residents. Concerns were also raised regarding access issues when the Market Square is being used for markets and events. Highway safety. Demonstrable harm to the amenity of the residents.
S6	**25/00596/FUL**	**AWJ Usher & Sons Ltd** **Land Adjacent 31 Luke Street Eynesbury** Erection of four dwellings and associated works	**SUPPORT**	In keeping with locality. Minimum impact on neighbours.

Schedule of Planning Applications – 22nd July 2025

No.	Reference	Development	SNTC Decision	Notes
S7	25/01100/HHFUL	**Mr & Mrs Fisher** **26 Beauchamp Close Eaton Socon St Neots** Proposed ground floor extension	**SUPPORT**	Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location.
S8	25/00692/HHFUL	**Mr Applegrath** **20A The Crescent St Neots PE19 1EQ** Erection of single storey rear extension	**SUPPORT**	Will have no negative impact on the wider landscape. Makes efficient use of site.
S9	25/01006/FUL	**Mr Sean O'Sullivan** **East of England Ambulance Service** **St Neots Ambulance Station** **Huntingdon Street St Neots** Removal of roller shutter doors and infill, new windows and conversion of the garage area to office accommodation, this area will then enable the existing Portacabin unit to be removed from site.	**SUPPORT**	Makes efficient use of site. Will have no negative impact on wider landscape.
S10	25/01135/HHFUL	**Donna Patterson** **19 Bushmead Road Eaton Socon St Neots** Extension to garage and reposition existing pergola.	**SUPPORT**	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of the site.
S11	25/01206/TREE	**CHEN** **183 Crosshall Road Eaton Ford St Neots** T1 - Horse Chestnut - sectionally fell close to ground level.	**SUPPORT**	To be felled over a period of time, in accordance with best arboricultural practice and with the approval of HDC Tree Officer.
S12	25/01268/HHFUL	**Mrs Rosa Driver** **16 Waterloo Drive Eynesbury St Neots** Erection of single storey extension to front of dwelling.	**SUPPORT**	Makes efficient use of the site.
S13	25/00905/HHFUL	**Danny Butterwick** **31 Wilkinson Close Eaton Socon St Neots** Erection of entrance porch, fenestration amendments and rendering.	**SUPPORT**	Makes efficient use of the site.
S14	25/01235/TREE	**Sophie Marlowe** **401 Great North Road Eaton Ford St Neots** T1: Horse Chestnut to be reduced by approx. 30% to suitable lateral growth points (2m - 3m). T2: Chestnut to be reduced by approx. 30% to suitable lateral growth points (3m - 4m). T3: Chestnut to be reduced by approx. 30% to suitable lateral growth points (2m - 3m).	**SUPPORT**	Support with the approval of HDC Tree Officer.

Chairperson